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HINTS  
FOR  
DWELLINGS:  
CONSISTING OF  
ORIGINAL DESIGNS  
FOR  
COTTAGES, FARM-HOUSES, VILLAS,  
&c.

Plain and Ornamental;  
WITH PLANS TO EACH:

IN WHICH  
STRICT ATTENTION IS PAID TO UNITE CONVENIENCE AND ELEGANCE WITH  
ECONOMY.

INCLUDING SOME  
*DESIGNS FOR TOWN HOUSES.*

---

BY D. LAING,  
*ARCHITECT AND SURVEYOR.*

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ELEGANTLY ENGRAVED, IN AQUA-TINTA, ON THIRTY-FOUR PLATES,  
WITH APPROPRIATE SCENERY.

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London:

Printed by S. GOSNELL, Little Queen Street, Holborn,  
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1801.



## P R E F A C E.

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BY some Persons it may be deemed superfluous to add another Book to the long Catalogue of Works already published, on the Subject of Plans and Elevations for Houses: if this Idea were allowed to prevail too far, an End would be put to all Hopes of future Improvement, to all new Arrangements, or Combinations, in an useful and elegant Art. Architecture, and especially its Application to the Conveniences of polished Life, is capable of an infinite Variety of Distributions and Combinations, as well internal as external; and every Professor will have Ideas peculiarly his own, differing from his Predecessors, or his Contemporaries; some of which he may fairly hope will be considered as Improvements in Conveniences and Taste; while, with his utmost Efforts, he must expect some will be treated with Neglect.

From the Precepts and Examples I received in my professional Education, under a most respectable Master, I am led to hope these Hints for Dwellings will add an acceptable Variety to the many elegant Works already before the Public.

Of the following Designs, several have been made for particular Situations, in which the Peculiarities of the surrounding Scenery

have been attended to, and the Style of the Building made to correspond with its Situation ; a Circumstance worthy of much Consideration by every Person who wishes to combine the useful with the agreeable. Flattered by the Approbation of many of my Employers, I am induced to lay before the Public these Fruits of my Studies, from which I hope some useful Hints will be obtained by Gentlemen, who will be at the Trouble to consider various Forms and Effects, before they commence a Business of much Magnitude and Expence.

A late Author, of much Celebrity (PRICE, on the Picturesque), has well observed, “ the Difference of Expence between good and bad Forms is comparatively trifling ; the Difference in their Appearance, immense : then when Grandeur and Magnificence are less thought of, the most painter-like Effects may be produced, even by a Mixture of the simplest Things, when properly placed and combined with others.” In the following Designs, I have endeavoured to fulfil the above Precept ; and without degrading the grand and magnificent, have studied to unite Simplicity of Character with Elegance of Form. These my humble Endeavours aspire not to the Rank of the grand and sublime ; yet, if public Approbation pronounce them to possess Usefulness, combined with true Taste, it will be to me the most flattering Reward.

In the Designs for Dwellings in the Cottage Style, I have attended to a Simplicity suited to the Character of the Structure ; rejecting all Superfluity of Ornament, as inconsistent with the Building : in the Plans on a larger Scale, and in the Designs for Villas, I have indulged



dulged in more Ornament and Variety of Contour, as allowable to such Buildings, whose Inhabitants may be considered of some Rank in Life, and entitled to more Show as well as Conveniences: yet here I have generally avoided expensive Construction and Decorations; one Instance excepted, in which Expense was not limited. The others, I am persuaded, will come within the Verge of moderate Fortunes; and are not more costly than is consistent with the easy Independence of Gentlemen wishing an elegant Retirement.

Of the Plans, I hope the Distribution will be found to possess Convenience, Elegance, and Economy. This Branch of the Architect's Profession is the most arduous; and to this Point should all the Powers of his Mind be directed, united to all the Intelligence which can be furnished by the Employer; for within the House, those Comforts and Conveniences will be sought, which shall compensate for all Expense and Trouble. In the Plan, I may be allowed to say, will be shown the Skill, Taste, and Ingenuity of the Artist; here, his Address in surmounting Difficulties will evince itself; and here, the Conveniences to be combined and arranged, must render the Mansion inviting to the Master, and convenient to the Family: by a good Distribution also much Space is saved, or applied to useful Purposes, and the Expenses much abridged: and I must again repeat, that too much Care cannot be given to well arranging the Plan, suitable to the Family, Circumstances, and Desires of the Proprietor; for a proper Attention to these Circumstances in the Outset, will prevent much future Uneasiness, or Alterations, which never fail to create Expense. Particular Regard has been given to these several Circumstances in the following  
Plans,

Plans, which in general have been fully studied, ready to be put in Execution; and are far from being ideal Schemes only. To render this Work as useful as possible, to many of the Designs the Plan of the Chamber Floor is added to the general or Ground Plan. I beg leave further to observe, whoever intends to build should well consider the Fitness of the proposed Situation, for Health, for Convenience of Access, and, above all, for a sufficient Supply of good and wholesome Water; his Labours and Expenditure may otherwise end in total Disappointment.

The nearer the Plan of a Building approaches to a Square, the greater are its Conveniences, and the Cost proportionably less. A Square, equal in superficial Extent to a Parallelogram, requires less external Walling, and consequently less internal Finishing. In the following Plans I have endeavoured to make the Building as compact as possible, whereby Convenience is produced, and Expense is saved: when the Apartments are scattered, and lie wide from each other, with long Passages, much Unpleasantness must be experienced, and much Expense ensue, by covering a larger Space of Ground than is absolutely necessary. This Objection, I think, may fairly be urged against some Schemes which I have lately seen by an ingenious Artist, in which his Anxiety to produce Variety and *Want of Uniformity* has led him to devise Plans void of Convenience and Economy; how far void of Taste, I will not say; yet, surely, Uniformity is essential to Beauty. I say this, merely to oppose a Taste which I consider false, and an Economy which is Profusion.

In the Designs for Town Houses, or Houses built uniformly in Rows, in the Vicinity of great Towns, I have given Examples on two different Scales, calculated for different Circumstances in Life; in each will be found all the Conveniences and Comforts which could possibly be included in so small a Space: these, I hope, will have their Use, and add something to the Conveniences of social Life.

In these costly Times, when Labour and Materials for building are so extravagantly dear, I am well aware many Gentlemen would wish to have Estimates of the Expence of each Plan and Design; these, I fear, would only lead to much Error and false Conclusions; as Difference of Situation and Circumstances will lead to endless Variation; and I cannot suppose any of these Hints will be implicitly followed: having calculated nearly all of these Plans, ready to be carried into Execution for my several Employers, I am prepared to answer Inquiries on this Subject; when, all Circumstances being truly represented, an easy and accurate Answer may be given.

D. L.

*Cannon Row, Parliament Street,  
January 1801.*



# C O N T E N T S.

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## PLATE I.

**P**LAN and Elevation of a Design for a Cottage, or Farm-house, to be built of Stud-work, and the Walls rough-cast. The Roof thatched with Reeds.

## PLATE II.

Plan and Elevation of a Farm-house.—This Plan presents every Convenience for a genteel Family, residing on a respectable Domain in the Country. The best Rooms are intended to be papered, and to have Paper Cornices. The Chimney-pieces of Portland Stone, or of baked Brick Earth, which may be had cast of various Patterns, either coloured or bronzed: these are cheap and elegant. Rooms may be made in the Roof, if requisite.

## PLATE III.

Plan and Elevation of a Dwelling in the Cottage Style.—The Plinth to be of Flints; the Walls above to be rough-cast, and dashed with Pebbles; the Portico formed of Trunks of Trees in the rough; Windows of the Pattern here shown, may be done of common Lead-work.

PLATE IV.

Design for a Lodge, to be built at Thibbarton, in Suffolk ; proposed to be built of Mud-walling : the Plinth of large Pebbles, or Flints.

PLATE V.

Plan and Elevation for a double Cottage.—The back Part is one continued flogging Roof, which covers the Wash-house, &c. ; to the Cellar and Pantry it is necessary to have a Ceiling, but to the Wash-house none. Two Bed-rooms may be obtained over the Dwelling-room, for each Family.

PLATE VI.

Plan and Elevation for an ornamental Cottage, or Lodge, made for a Nobleman.—By descending five or six Steps from the Dwelling-room into the Dairy, an additional Bed-room may be obtained over it, without varying the Height of the Wings ; the Dairy also will be cooler for being sunk.

PLATE VII.

Design for a Country Residence, made for the late Russian Consul at Hamburgh, and intended to be built at Francfort.—The Offices to be in the Basement ; the Hall is proposed to be warmed by an ornamented Stove.

PLATE VIII.

Plan and Elevation of a Villa ; proposed to be built with Brick-work, and cased with Composition, or Stucco. The Ceiling of  
the

the Vestibule may be turned with Brick, and covered with Composition.

### PLATE IX.

Plan and Elevation of a Design for a Villa, near the Sea-side.

### PLATE X.

Plan and Elevation of a Design for a Villa.—The covered Way between the Offices prevents them being offensive to the House. The Trellis-work in Front should be painted green, and interwoven with Honeyfuckles, Woodbine, &c. It is proposed to heat the Conservatory by means of the Copper Fire in the Wash-house; and the Warmth may be very generally diffused by Iron or Earthen Retorts, fixed in the Wall: the Fire in the Parlour may also contribute to this Effect. A Forcing-pump in the Kitchen will supply a Cistern over the Water-closet, whence Water may be laid on to the Dressing-room and Kitchen. A Reservoir over the covered Way will supply Rain-water for domestic Purposes; this may be occasionally filled by the Force-pump, which also will supply the Bath, hot Water for the Service of which, may easily be obtained by a Pipe from the Kitchen Boiler. The Dressing-room may be warmed by a Retort, heated by the Kitchen Fire. By descending a few Steps into the Dressing-room and Bath, a Chamber may be obtained over them, the Entrance to which will be from the Landing on the Stairs.

### PLATE XI.

Ground Floor and Chamber Floor Plans of a Design for a Villa, to be erected for a Gentleman at Ballymahon, near Mullingar, in Ireland.

PLATE XII.

Elevation of the Lawn Front.

PLATE XIII.

Ground Floor and Chamber Floor Plans of a Design for a Villa.—

The Plan of this House is so constructed, that all the Chimnies are carried up in the external Walls; an Arrangement attended with some Conveniences, and at the least Expence. The Flanks, or gable Ends, are finished with a Pediment, on the Apex of which the Flues are brought into one Stack, over an Arch. It is proposed, the Partitions should be all of Quarterings with Lath and Plaister; those between the Kitchen, Drawing-room, and Dining-room, excepted, which should be of nine-inch Brick-work. The Timbers in the Roof may be supplied with Air, by leaving Apertures in the external Walls, covered with Iron or Copper Gratings.

PLATE XIV.

Elevation of the Entrance Front.

PLATE XV.

Ground and Chamber Floor Plans of a Design for a House, to be built at Abbots Langley, Hertfordshire.

PLATE XVI.

Elevation of the Lawn Front. After much Consideration, another Design was preferred.

PLATE



PLATE XVII.

Ground and Chamber Plans of a Design for the foregoing Situation, now carrying into Execution.—It is proposed there should be Garrets in the Roof, the Windows of which are concealed by being fixed in the middle Gutter, whence also the Passage is lighted by a Sky-light. Water is intended to be brought from the Roof into a Tank sunk under-ground near the Offices, which will be supplied by a Lifting-pump.

PLATE XVIII.

Elevation of the South Front.

PLATE XIX.

Ground Floor and Chamber Floor Plans of a Design for a Villa, proposed to be erected on the Banks of the Thames.

PLATE XX.

Elevation of the South or Lawn Front, towards the River.

PLATE XXI.

Ground and Chamber Plans of a Design for a Sporting Lodge.—The Kitchen and Stable Offices are proposed to form corresponding Wings on each Side the House, and to be planted out by a Shrubbery. The principal Front and Pilasters to be of Brick, faced with artificial Stone.

PLATE XXII.

Elevation of the principal Front.

PLATE

PLATE XXIII.

Ground and Chamber Plans for a Villa, designed to be erected on Clapham Common.—The Offices are in the Basement Floor, which is proposed to be arched.

PLATE XXIV.

View of the Entrance Front in Perspective.

PLATE XXV.

Ground and Chamber Plans of a Design for a Sporting Villa, intended to be carried into Execution on Epping Forest.

PLATE XXVI.

Elevation of the Lawn Front.

PLATE XXVII.

Ground and Chamber Plans of a Design for a Sporting Box, in a Champaign Country.—The principal Room on the Chamber Floor is well calculated for an Observatory.

PLATE XXVIII.

Lawn, or Garden Front.

PLATE XXIX.

Principal Floor Plan of a Mansion, designed for a Nobleman, and intended to be built at                      in the County of Kildare, in Ireland, on the Banks of the Liffey.—The Offices proposed to be sunk. The Rooms on the principal Floor are 18 Feet high, except the Withdrawing-room, which is 24 Feet high, over which are the Servants' Rooms. The Estate produces a fine Stone, with which this Mansion is purposed to be built.

PLATE XXX.

Elevation of the principal Front.

PLATE XXXI.

Plans and Elevations for two Houses, with Coach-house and Stables attached, calculated for the Neighbourhood of the Metropolis, or other principal Towns.—The Entrance Door leads also to the Garden; the Servants' Room over the Kitchen, communicates at the Landing on the Stairs; a Servants' Staircase may be placed where the Pantry is marked in Plan B; the Arrangement of the Offices in Plan A, admits their abutting against the Offices of the adjoining House, if that Distribution should be preferred. Either of the Plans may be adopted for detached Houses. A Separation is intended between the Gardens by a sunk Fosse, with an upright Post and railed Fence in the Middle, planted on each Side with a low Shrubbery, on an Embankment raised from the excavated Ground.

PLATE XXXII.

Plan of a Design for Six Houses in a Row, with Stabling, Coach-house, &c. for each; suitable for Situations similar to the foregoing, but on a more extensive Scale.

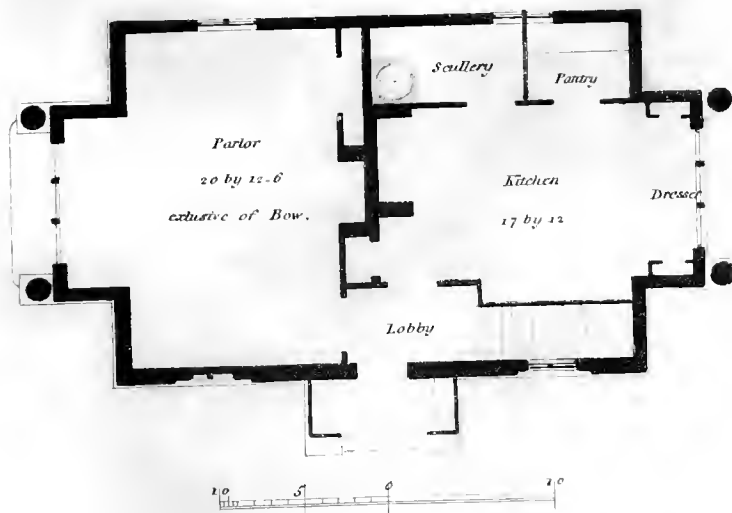
PLATE XXXIII.

Ground and Chamber Plans of one of the Houses on a larger Scale. A Room leading from the Dressing-room is allotted for a Shower Bath.

PLATE XXXIV.

Elevations next the Road of two of the Houses, with the Entrances to four.

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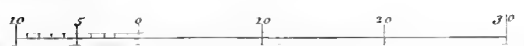
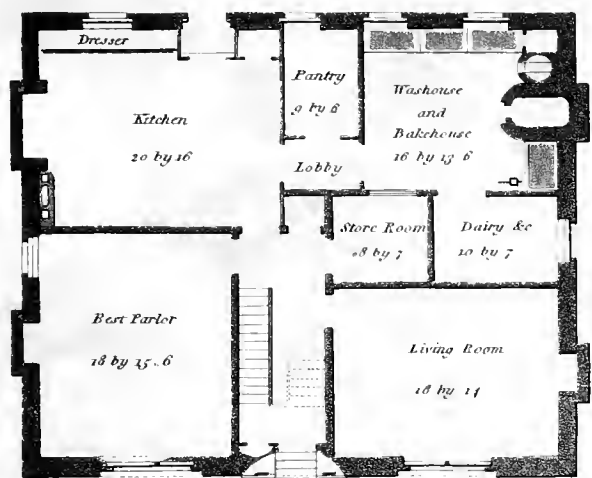
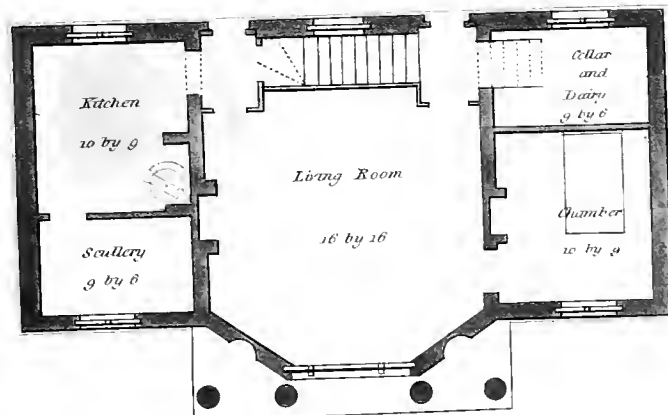
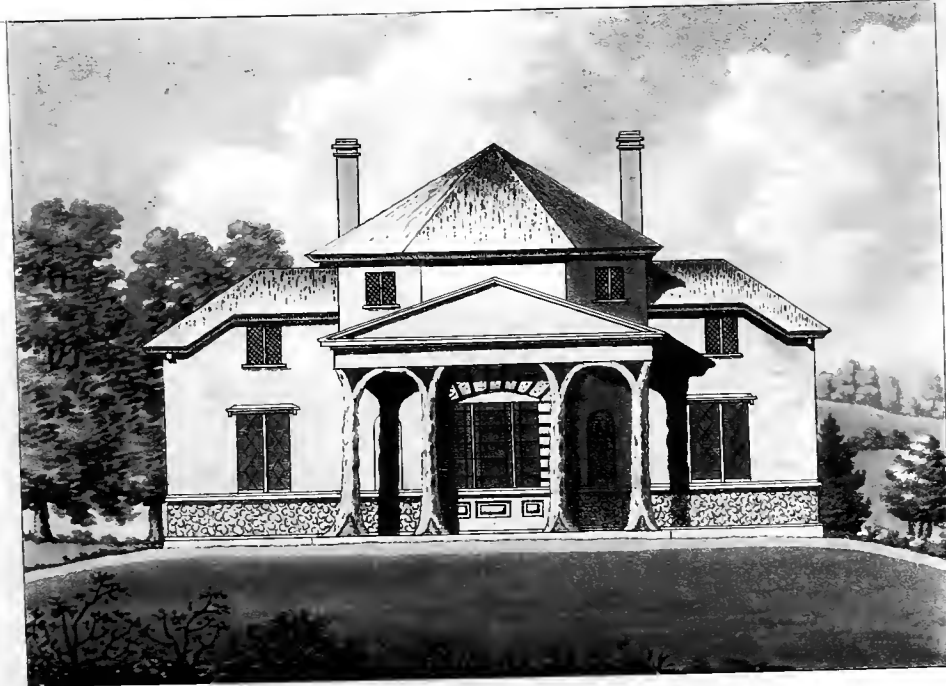




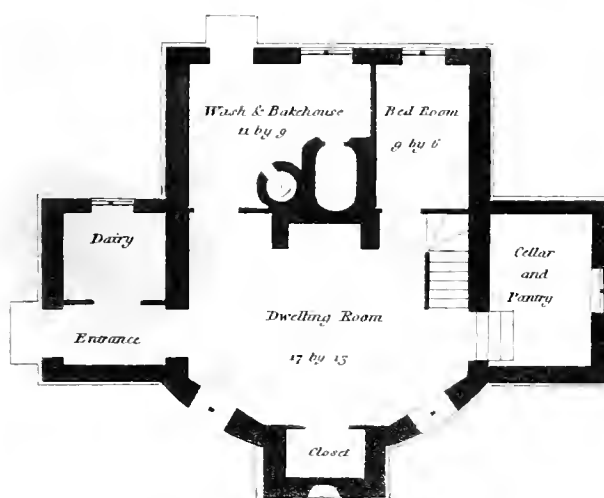


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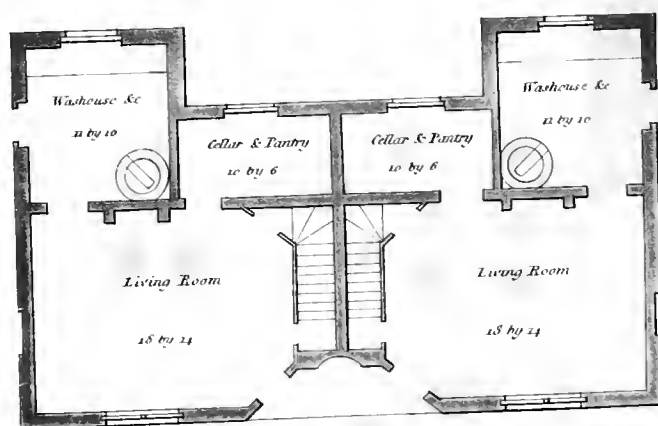


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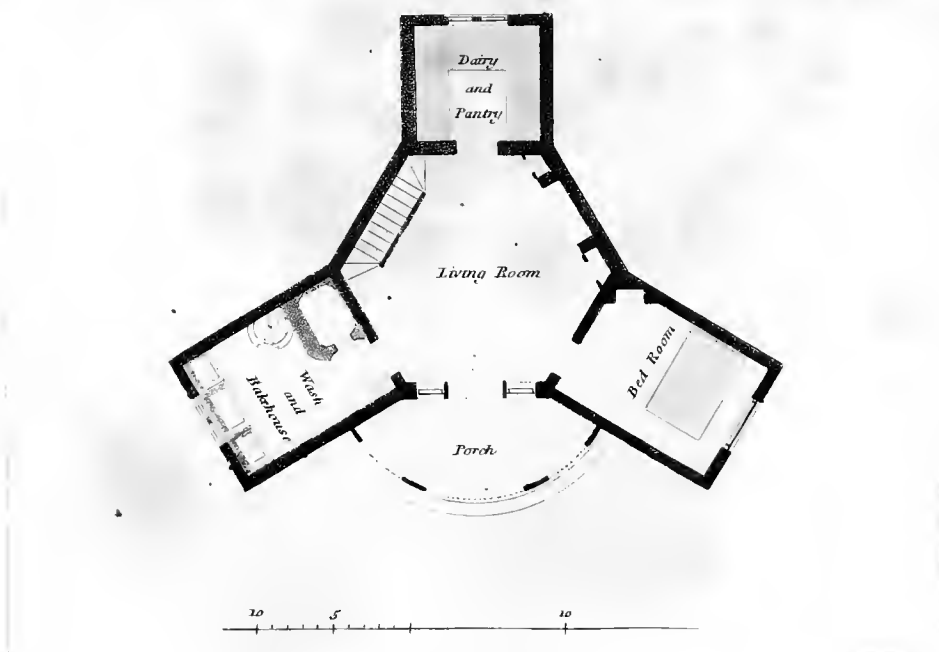




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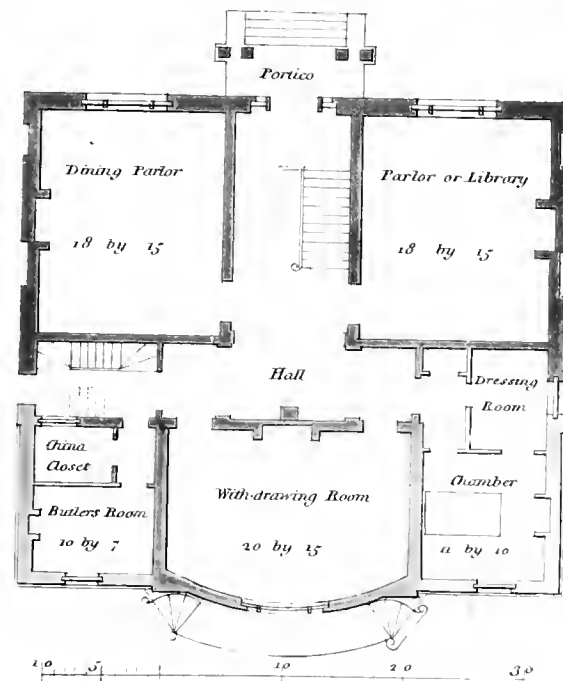
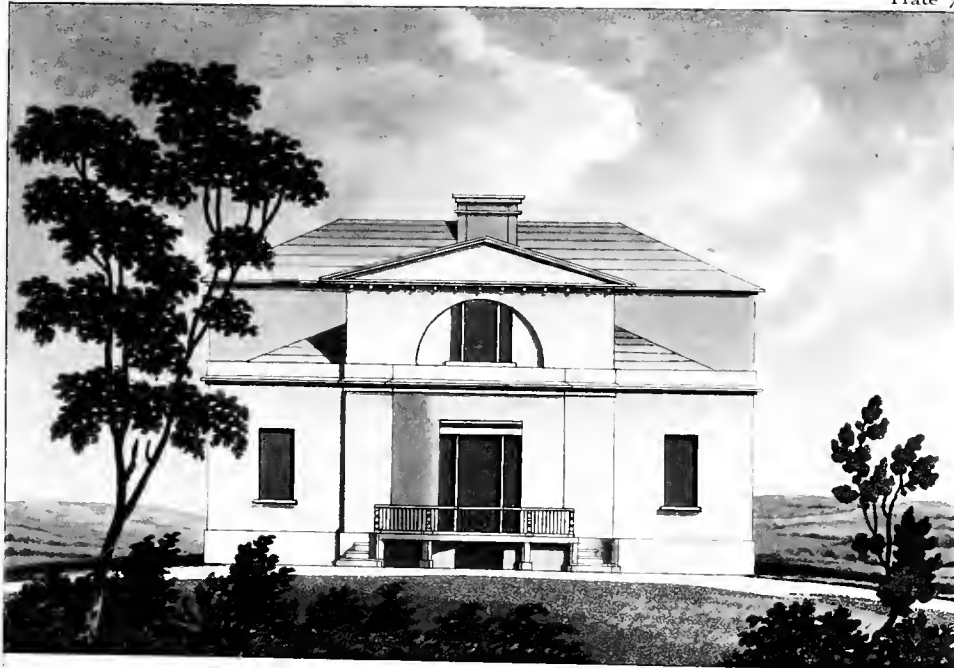
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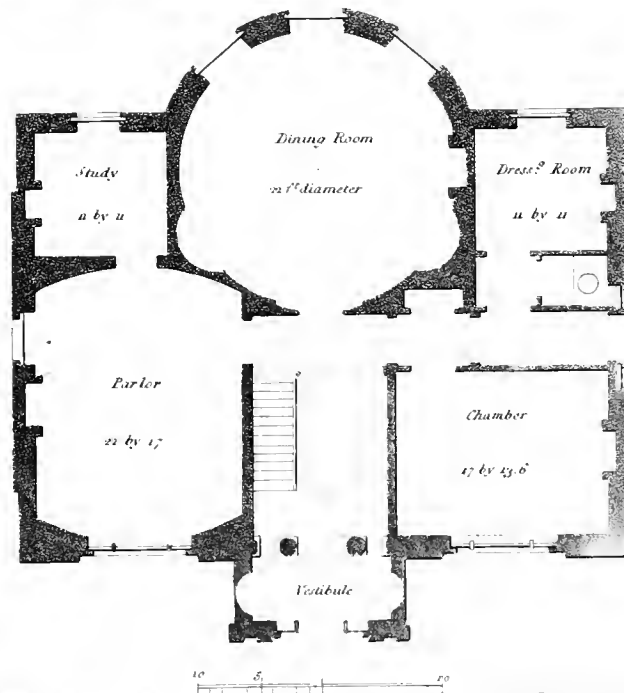
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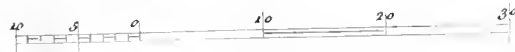
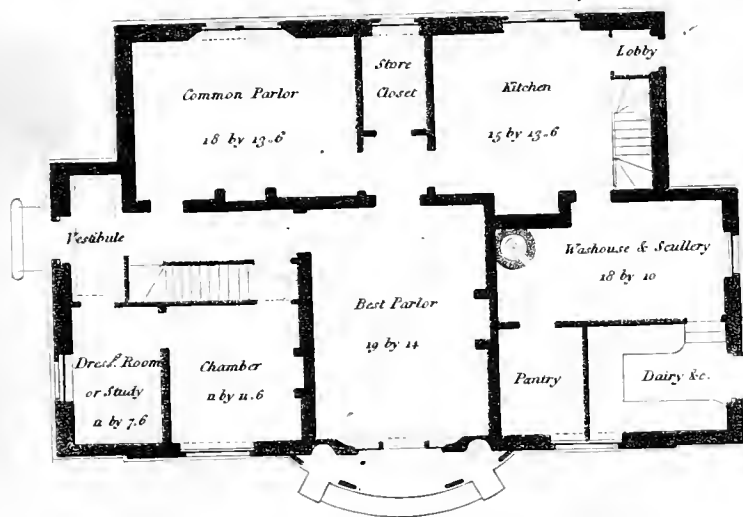
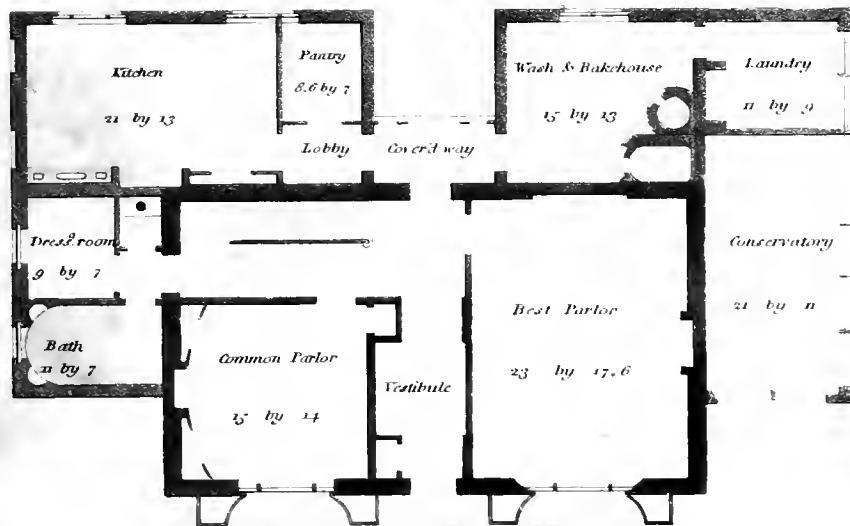




Plate 10.



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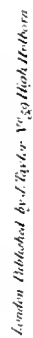


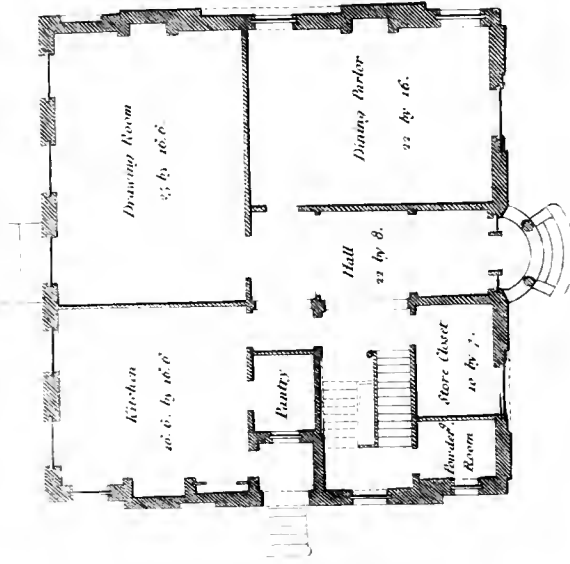


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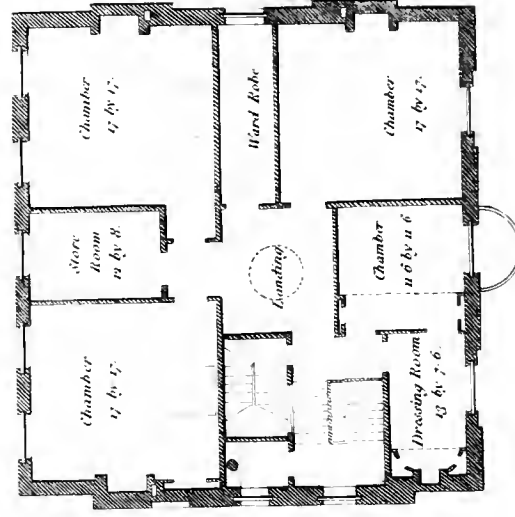


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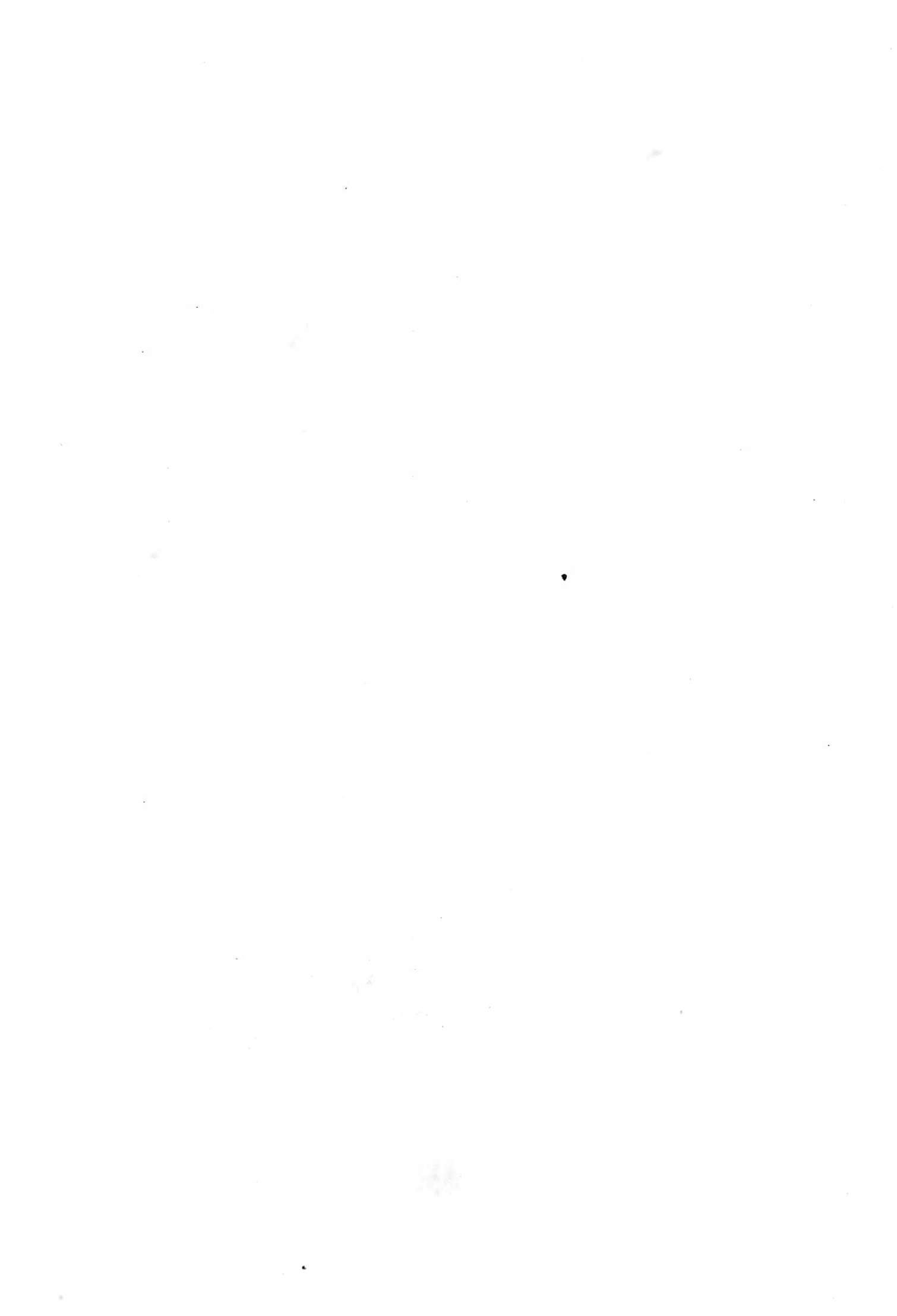
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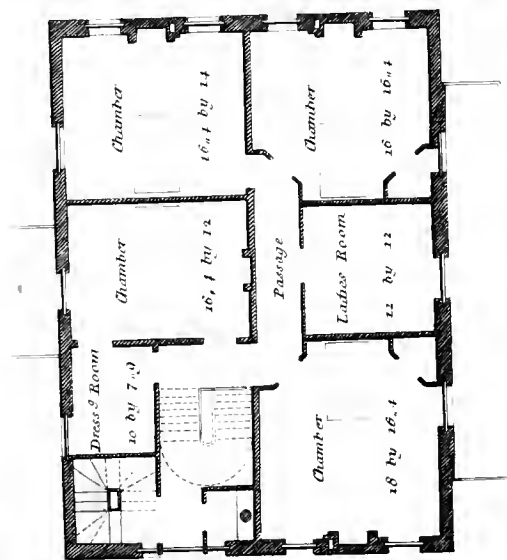
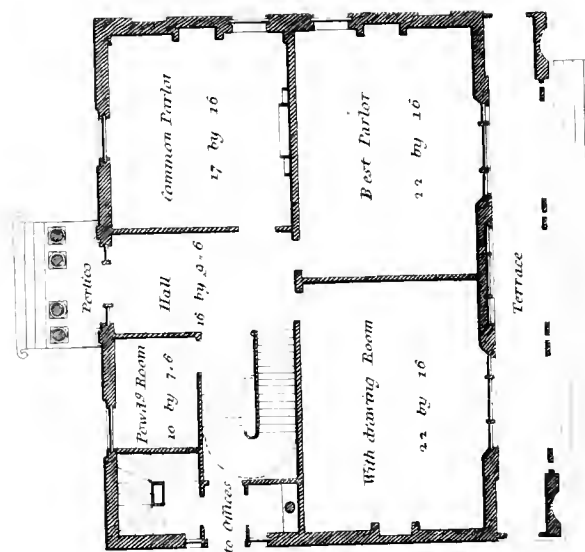
Plate 11.



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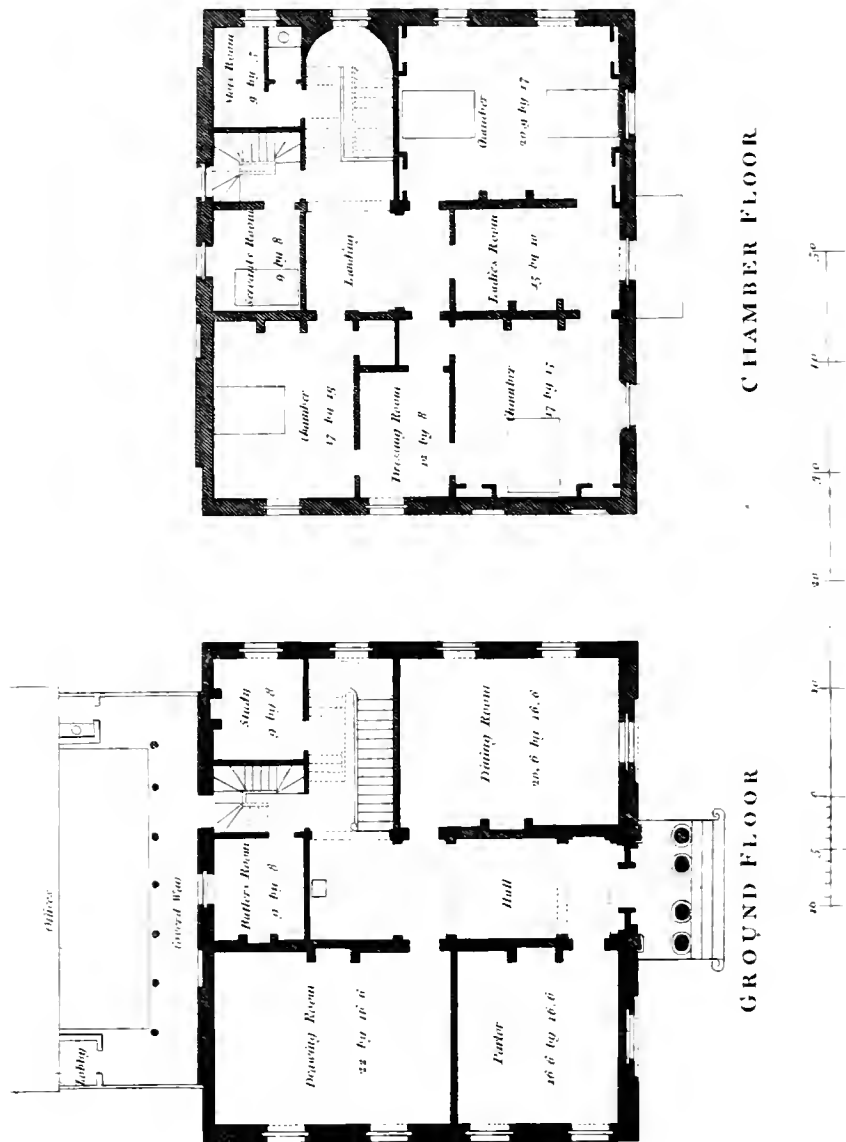


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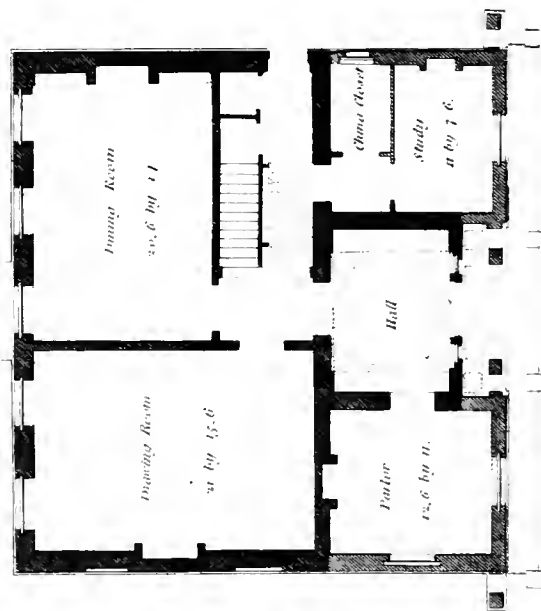


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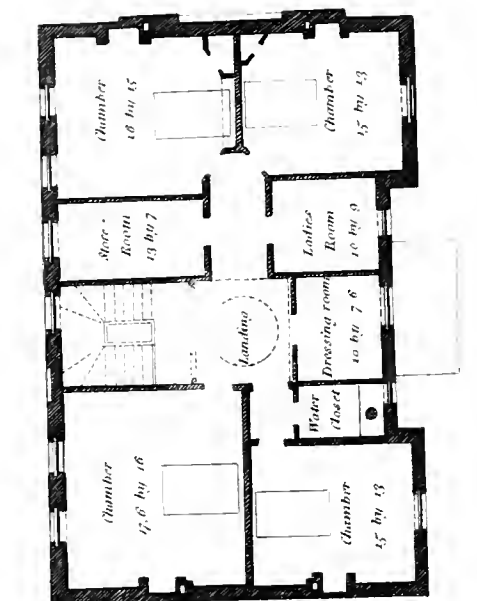




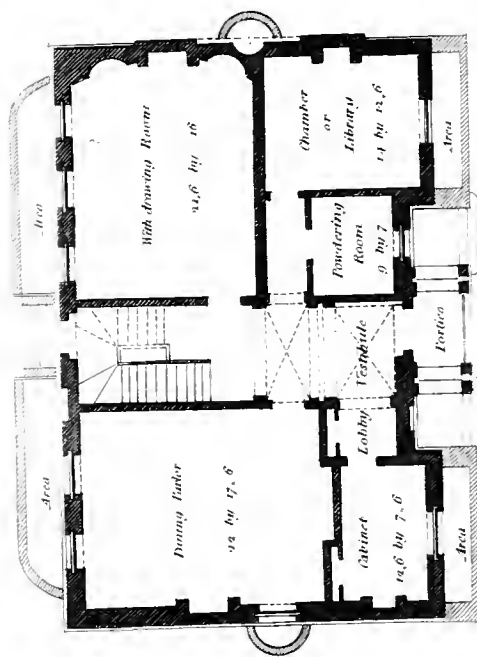
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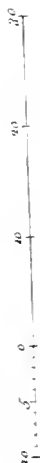




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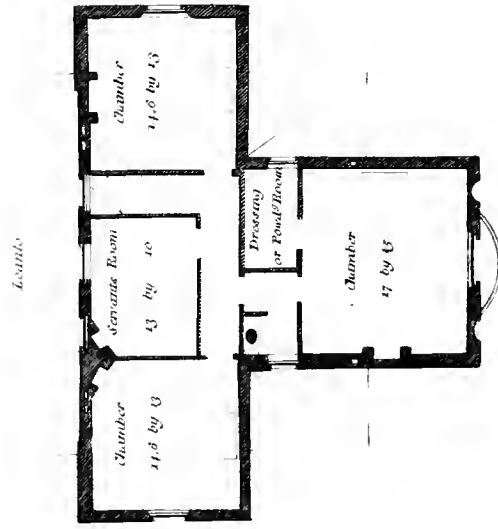




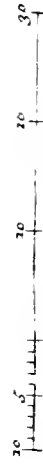
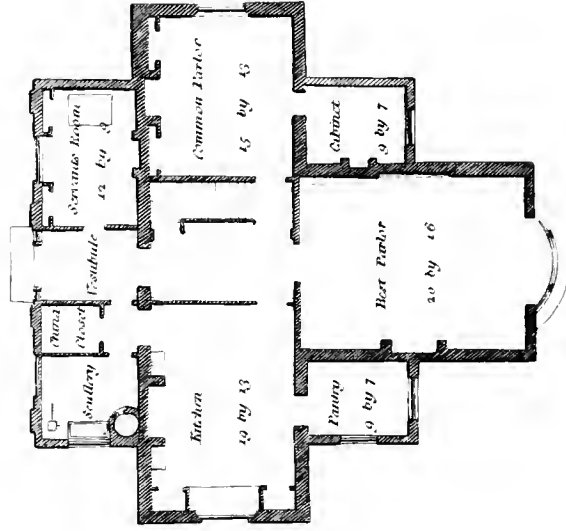
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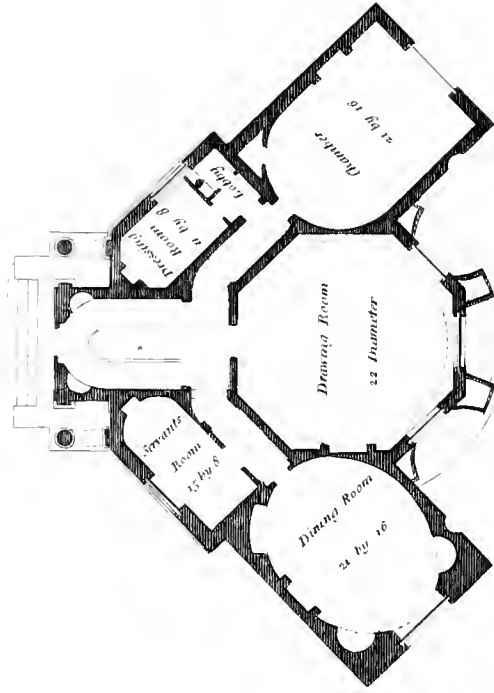




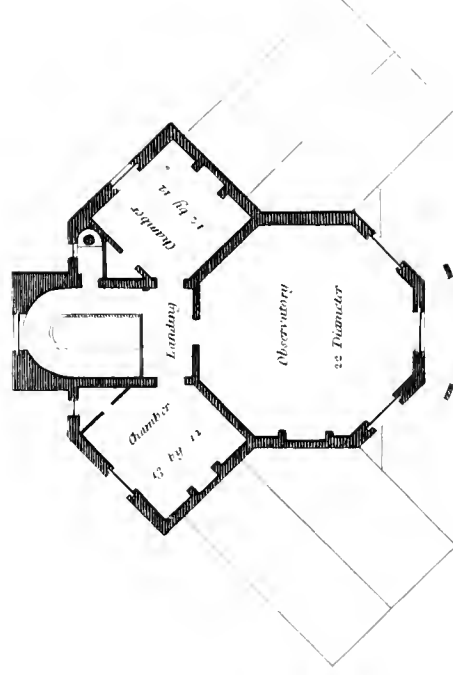
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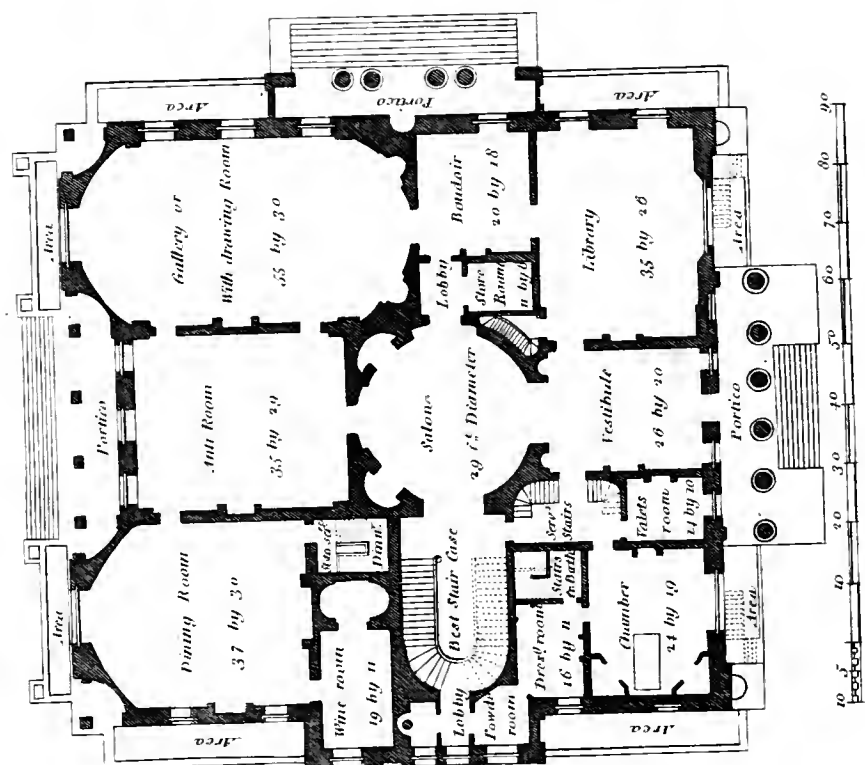




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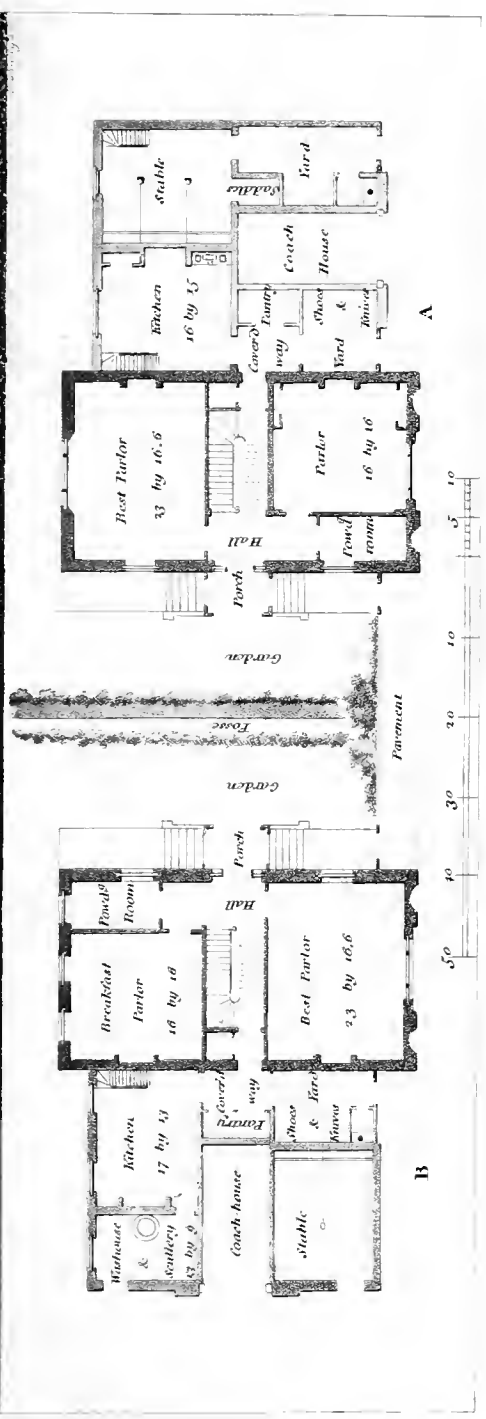
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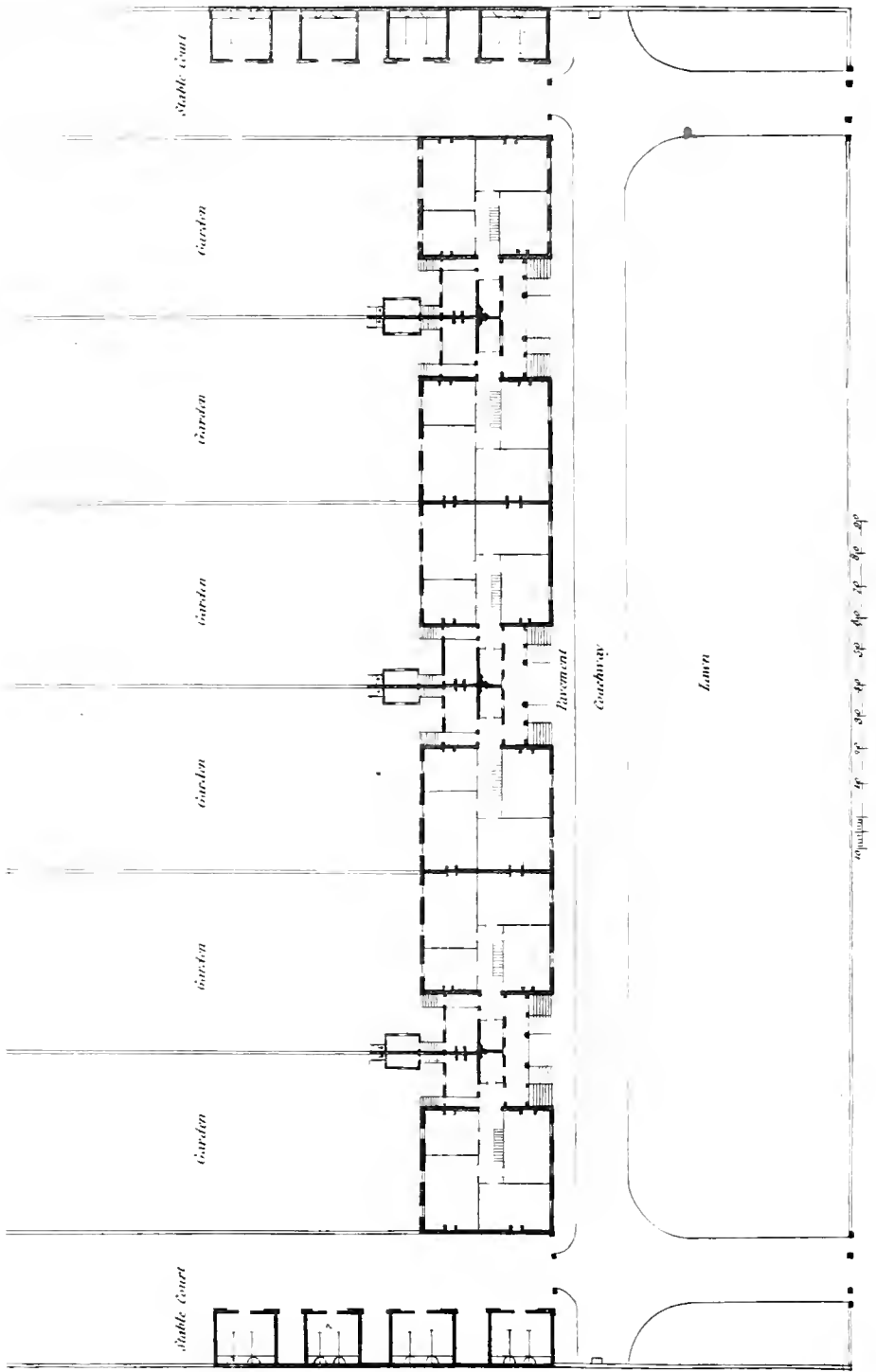






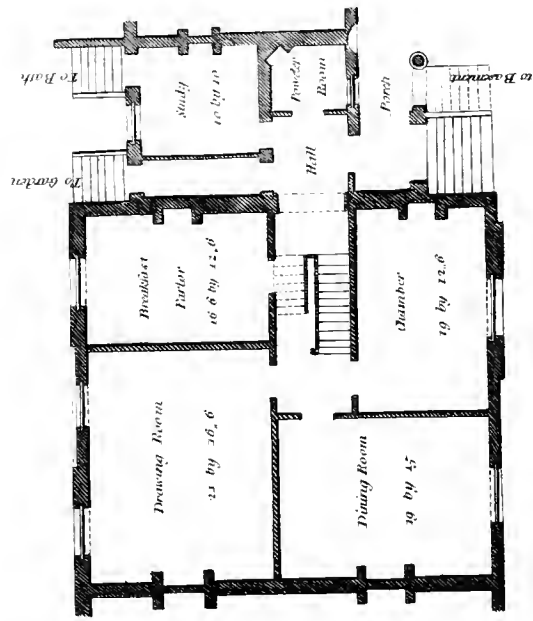
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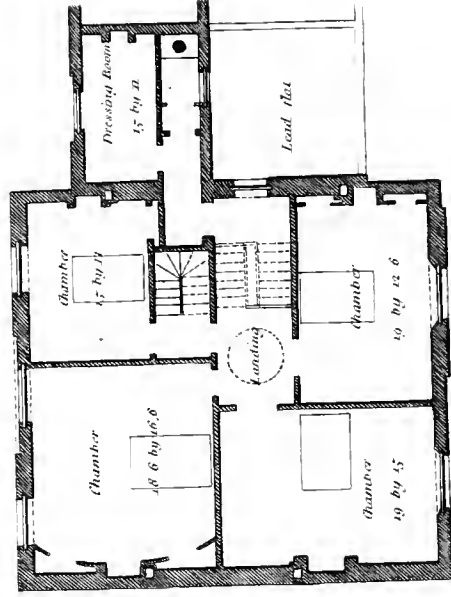


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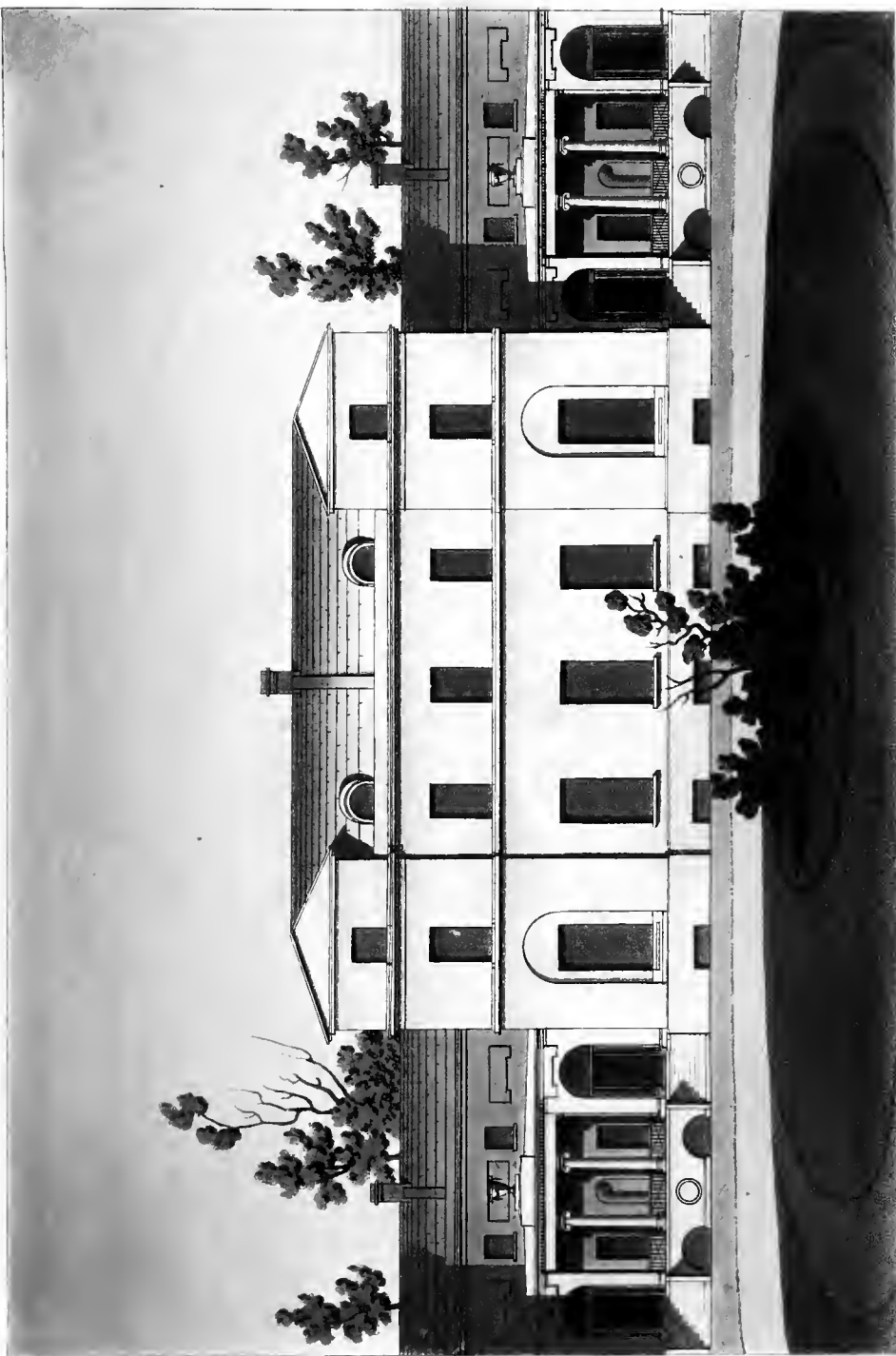
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